AMENDMENTS TO THE CLAIMS:

This listing of claims will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

Claims 1-48 (canceled)

Claim 49 (Currently Amended). A land use planning system implemented on a computer to develop land and create trade specifications for service providers to build infrastructure upon land, comprising:

a processor to implement land-use planning including providing information to a builder service provider, wherein a piece of land is identified;

a tangible computer readable medium with instructions embodied therein comprising:

(a) balance sheet computational tool , for implementing on a computer , ~~wherein the computational tool~~ that ~~ranks~~ classifies quality of service for a category of service and ~~wherein the computational tool~~ creates a qualitative and quantitative balance sheet and the qualitative and quantitative balance sheet includes data, such included data having been gathered and stored ~~in the qualitative and quantitative balance sheet~~; and

(b) a grid tool for implementing on a computer wherein a three dimensional assessment grid is generated by a computer having three axis, the three axis representing x=human, y=economic and z = environmental, wherein the assessment grid shows assessed values of ~~the~~ present land use service data within sectors, wherein the assessment grid includes data;

a memory, for storing data for access by a software program, having a relational database wherein services information is stored;

a direct link stored in the relational database directly linking a first entity to the identified piece of land wherein the direct link includes text or symbols;

an indirect link stored in the relational database linking a second entity to the first entity so that the second entity is indirectly linked to the identified piece of land;

wherein the data included in the qualitative and quantitative balance sheet and the data included in the assessment grid are combined and direct and indirect links between and among the various entities are identified and stored in the relational database;

data representing a city infrastructure stored in the relational database, wherein the relational database includes data on services, wherein the direct and indirect links help define service information for the identified piece of land and wherein one of the services is the city infrastructure;

wherein the identification of the piece of land is stored in the memory;

a builder service provider trade specification chart ~~wherein~~ generated using the qualitative and quantitative balance sheet and the relational database [are used to generate the builder service provider trade specification chart] , ~~wherein~~ the builder service provider trade specification chart includes data on the services to be provided by ~~the~~ a builder and a graphics representation for the builder to use in providing services; and

a display for displaying ~~a~~ the builder service provider trade specification chart, wherein the builder service provider trade specification chart is used by a builder service provider to construct a building.

Claim 50 (Previously Presented). The system of claim 49, further comprising the identified piece of land.

Claim 51 (Previously Presented). The system of claim 49, further comprising the constructed building.

Claim 52 (Previously Presented). The system of claim 49, further comprising a 3D virtual reality tool for viewing the building to be constructed on the display.

Claim 53 (Previously Presented). The system of claim 49, further comprising an evolution grid and an operational specification chart, wherein each of the operational specification chart and evolution grid are generated using the relational database and are generated prior to the generation of the builder service provider trade specification chart.

Claim 54 (Previously Presented). The system of claim 49, further comprising a modeling tool.

Claim 55 (Previously Presented). The system of claim 49, wherein one or more of the direct links has a two-way bi-directional relationship.

Claim 56 (Previously Presented). The system of claim 49, wherein one or more of the direct links is a hyperlink.

Claim 57 (Previously Presented). The system of claim 49, further comprising a quality of life measurement.

Claim 58 (Previously Presented). The system of claim 49, wherein the first entity is a public entity and wherein the first entity comprises an organizational infrastructure including a building.

Claim 59 (Previously Presented). The system of claim 49, further comprising:

a land use plan for the identified piece of land;

and wherein the tangible computer readable medium further comprises a computer software instruction set for performing an economic selection wherein economic selection is made by use of an equation A+B-C < or = A for economic evaluation, wherein A represents: the cost of existing services, B represents: the increased cost due to improving a service or services, and C represents: person or entities concerned with one or more of: economy of scale realized when a service is implemented, qualitative increase in level and number of services, a rapid return on investment.

Claim 60 (Previously Presented). The system of claim 49, wherein the tangible computer readable medium further comprises a computer software instruction set for performing an economic selection wherein the economic selection is made by use of an equation A+B-C greater than A for economic evaluation, wherein A represents: the cost of existing services, B represents: the increased cost due to improving a service or services, and C represents: person or entities

concerned with one or more of: economy of scale realized when a service is implemented, qualitative increase in level and number of services, a rapid return on investment.

Claim 61 (new). A method using a computer for implementing a land use plan to develop land and create trade specifications for service providers to use in building infrastructure upon land, comprising:

identifying a piece of land, wherein the identification of the piece of land is stored in memory;

creating a qualitative and quantitative balance sheet, the qualitative and quantitative balance sheet including data, such included data having been gathered and stored in a computer;

classifying, using a computer, a quality of service for a category of service;

generating a three-dimensional assessment grid using a computer, the three dimensional grid having three axis,the three axis representing x=human, y=economic and z = environmental, wherein the assessment grid shows assessed values of present land use service data within sectors;

storing data in memory for access by a software program having a relational database wherein services information is stored;

storing a direct link in the relational database directly linking a first entity to the identified piece of land wherein the direct link includes text or symbols;

storing an indirect link in the relational database linking a second entity to the first entity so that the second entity is indirectly linked to the identified piece of land;

identifying and storing direct and indirect links between and among various entities;

storing data representing a city infrastructure in the relational database, wherein the relational database includes data on services, wherein the direct and indirect links help define service information for the identified piece of land and wherein one of the services is the city infrastructure;

generating a builder service provider trade specification chart using the qualitative and quantitative balance sheet and the relational database, the builder service provider trade specification chart includes data on the services to be provided by a builder and a graphics representation for the builder to use in providing services; and

displaying, on a display device, a builder service provider trade specification chart, wherein the builder service provider trade specification chart is used by a builder service provider to construct a building.

Claim 62 (new). The method of claim 61, further comprising creating an evolution grid.

Claim 63 (new). The method of claim 62 further comprising creating an operational specification chart, wherein each of the operational specification chart and evolution grid are generated using the relational database and are generated prior to the generation of the builder service provider trade specification chart.

Claim 64 (new). The method of claim 61, wherein one or more of the direct links has a two-way bi-directional relationship.

Claim 65 (new). The method of claim 61, further comprising:

generating a land use plan for the identified piece of land;

performing an economic selection, using a computer, the economic selection is made by use of an equation A+B-C < or = A for economic evaluation, wherein A represents: the cost of existing services, B represents: the increased cost due to improving a service or services, and C represents: person or entities concerned with one or more of: economy of scale realized when a service is implemented, qualitative increase in level and number of services, a rapid return on investment.

Claim 66 (new). The method of claim 61, further comprising:

performing an economic selection wherein the economic selection is made by use of an equation A+B-C greater than A for economic evaluation, wherein A represents: the cost of existing services, B represents: the increased cost due to improving a service or services, and C represents: person or entities concerned with one or more of: economy of scale realized when a service is implemented, qualitative increase in level and number of services, a rapid return on investment.